155.0	0003	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,259,500	/	1,259,500
USE VALUE:	1,259,500	/	1,259,500
ASSESSED:	1,259,500	/	1,259,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATZ STEVEN M & PATRICIA
Owner 2:	
Owner 3:	
Street 1:	138 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KATZ STEVEN M -
Owner 2:	-
Street 1:	138 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Vinyl Exterior and 2903 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	815,300	3,200	441,000	1,259,500
Total Card	0.161	815,300	3,200	441,000	1,259,500
Total Parcel	0.161	815,300	3,200	441,000	1,259,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.94 /Parcel: 433.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	815,300	3200	7,000.	441,000	1,259,500		Year end	12/23/2021
2021	101	FV	359,900	3200	7,000.	441,000	804,100		Year End Roll	12/10/2020
2020	101	FV	204,500	3200	7,000.	441,000	648,700	648,700	Year End Roll	12/18/2019
2019	101	FV	191,200	3200	7,000.	441,000	635,400	635,400	Year End Roll	1/3/2019
2018	101	FV	221,000	3200	7,000.	371,700	595,900	595,900	Year End Roll	12/20/2017
2017	101	FV	221,000	3200	7,000.	340,200	564,400	564,400	Year End Roll	1/3/2017
2016	101	FV	221,000	3200	7,000.	289,800	514,000	514,000	Year End	1/4/2016
2015	101	FV	208,800	3200	7,000.	252,000	464,000	464,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATZ STEVEN M,	73366-367	1	9/30/2019	Convenience	1	No	No		
MARTIN IRENE V	25259-495		3/31/1995		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	29	New Buil	350,000	O				
12/17/2019	2032	Demoliti	20,000	O				
4/26/2010	356	Redo Bat	20,000					REDO 1ST FLR HALF

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 103177
GIS Ref:
GIS Ref:
Insp Date: 06/24/20

!12158!

PRINT

Date	Time
12/30/21	14:03:57

LAST REV

Date	Time
06/01/21	08:58:45
danam	

PAT ACCT.: 12158

USER DEFINED

Prior Id # 1:	103177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2020	Measured	DGM	D Mann
5/11/2020	Permit Visit	DGM	D Mann
5/11/2020	Meas/Inspect	DGM	D Mann
8/4/2018	Inspected	PH	Patrick H
6/28/2018	Missed Appt.	CC	Chris C
5/21/2018	MEAS&NOTICE	BS	Barbara S
3/5/2009	Inspected	189	PATRIOT
12/1/2008	Measured	345	PATRIOT
11/23/1999	Meas/Inspect	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01175714
Const Adj.:	0.99989998
Adj $ / SQ:	131.515
Other Features:	102018
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	823519
Depreciation:	8235
Depreciated Total:	815284

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

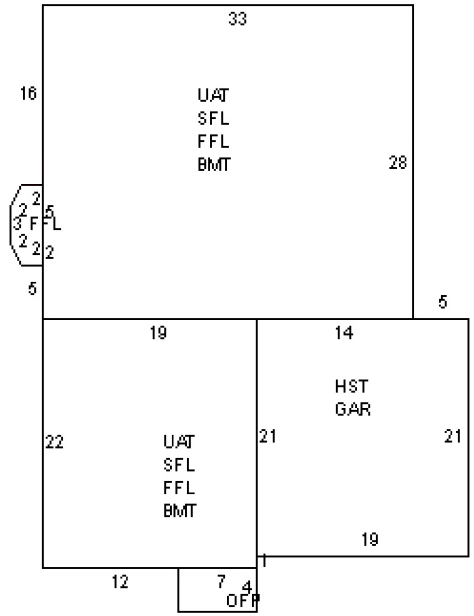
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	192.01
Special Features:	0	Val/Su Net:	162.83
Final Total:	815300	Val/Su SzAd	280.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,361	131.520	178,992
BMT	Basement	1,342	39.450	52,948
SFL	Second Floor	1,342	131.520	176,493
GAR	Garage	399	21.260	8,484
UAT	Upper Attic	336	52.610	17,649
HST	Half Story	200	131.520	26,237
OFP	Open Porch	28	44.000	1,232
	Net Sketched Area:	5,007	Total:	462,035
Size Ad	2902.5	Gross Area	6213	FinArea 2903

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155.0-0003-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1960	28.16	T	40	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200

IMAGE

AssessPro Patriot Properties, Inc